

EXHIBIT

Plaintiffs  
21

CM 7/18/18

Consid: 417000.00 (R)  
Rltv: 1860.00 Cntv: 417.00  
Fees: 24.00 State: 1042.50  
Tot: 1886.00 NPNRF: 400.50

Karen J. Bonham  
COUNTY CLERK

BERGEN-BERGEN COUNTY

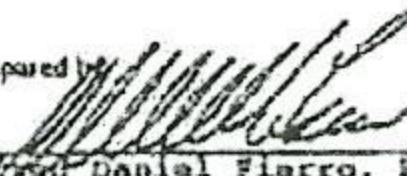
033845

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DEED

Prepared by

  
Alfonso Daniel Fiarro, Esq.  
An Attorney at Law of New Jersey

This Deed is made on, March 17, 1997

BETWEEN JACK M. PORTNEY and MARY LOU PORTNEY, as Trustees of the  
Jack and Mary Lou Portney Family Trust, dated the 19th day of September,  
1995, to be held by the J.M.P. Trust and the M.L.P. Trust as tenants  
by the Entireties, and Jack M. Portney and Mary Lou Portney, his wife,  
whose address is 278 McLoud Drive, Fort Lee, NJ 07024

referred to as the Grantor,

AND SHANTHIPPA P. GOONETILLEKE,

whose post office address is 278 McLoud Drive, Fort Lee, NJ 07024  
referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.  
Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described  
below to the Grantee. This transfer is made for the sum of  
Four Hundred Seventeen Thousand Dollars & 00/100  
(\$\$417,000.00) dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference: (N.J.S.A. 46:5-21) Municipality of Fort Lee  
Block No. 3102 Lot No. 1, 2, 3 Account No.

( ) No property tax identification number is available on the date of this deed. (Check box if applicable)

Property. The property consists of the land and all the buildings and structures on the land in  
the Borough of Fort Lee  
County of Bergen and the State of New Jersey. The legal description is:

Being the same premises conveyed to the Grantees herein by Deed  
from Jack M. Portney and Mary Lou Portney, dated September 29,  
1995 and recorded November 3, 1995, in Deed Book 7832, Page 848.

Subject to zoning ordinances, easements, grants and restrictions of  
record, if any.

See Schedule A attached hereto.

Deed - Ind. in Ind. or Corp. (Signature and Date) Page 1

9K 7950 PG 320

(C) Easysoft Inc.

KNOWN AND DESIGNATED as Lot Numbers One (1), Two (2), Three (3) and Four (4) in Block Number 12 (12), upon a certain map entitled "Palisades North, Borough of Fort Lee, Bergen County, New Jersey" made by Paul McLoud, C.R., and filed in the Bergen County Clerk's Office on October 2, 1911 as Map Number 1370.

For Information Purposes Only: "In compliance with Chapter 157, Laws of 1977, premises herein is Lots 1, 2 & 3 in Block 3102 on the Tax Map of the above municipality."

BK 7958 PG 321

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Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

JACK M. PORTNEY and MARY LOU PORTNEY, as  
Trustees of the Jack and Mary Lou Portney  
Family Trust, dated 9-19-95, to be held by  
the J.M.P. Trust and the M.L.P. Trust

BY *[Signature]* (Seal)

JACK M. PORTNEY, Trustee

*[Signature]* (Seal)

MARY LOU PORTNEY, Trustee

J.M.P. Trust

BY *[Signature]*

JACK M. PORTNEY, Trustee

M.L.P. Trust

BY *[Signature]*

MARY LOU PORTNEY, Trustee

*[Signature]*

JACK M. PORTNEY

*[Signature]*

MARY LOU PORTNEY

*[Signature]*  
Alfred Daniel Pierro, Esq.  
An Attorney at Law of New Jersey  
as to all portions

BK 7958 PG 322

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1 - N. J. ACKNOWLEDGMENT, Individual  
Plain Language

GR 51-1

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One Commonwealth Drive, Cranford, N.J. 07016

STATE OF NEW JERSEY, COUNTY OF BERGEN

SS:

I CERTIFY that on March 17, 1997, Jack M. Portney and Mary Lou Portney, as Trustees and Individually,

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed the attached document; and
- (b) signed, sealed and delivered this document as his or her act and deed.

  
\_\_\_\_\_  
ALFRED DANIEL FIERRO  
An Attorney at Law of New Jersey

0K1958 PG 323

JGoonetilleke407